

WHAT IS CLAIMED IS:

1 1. A computerized method for retrieving records comprising:
2 obtaining a starting record from a data set;
3 obtaining a value associated with a first attribute of the starting record;
4 executing at least one search for additional records in the data set associated
5 with the value;
6 adding the additional records to a result set;
7 selecting one of the records in the result set;
8 obtaining a value associated with a second attribute of the record;
9 executing a second search for second additional records in the data set
10 associated with the second value; and
11 adding the second additional records to the result set; and
12 outputting the records in the result set.

1 2. The method of claim 1, wherein the starting record is included in a first
2 subset of records in the data set and the first attribute is a reference to a record in a second
3 subset of records in the data set and wherein obtaining a value associated with the first
4 attribute comprises obtaining a value from the record in the second subset using the
5 reference.

1 3. The method of claim 2, wherein executing the at least one search
2 comprises:
3 executing a fuzzy logic search for matching records in the second subset
4 including the value;
5 retrieving corresponding records in the first subset referring to the matching
6 records.

1 4. The method of claim 3, wherein adding the additional records
2 comprises adding the corresponding records in the first set.

1 5. The method of claim 1, further comprising:
2 obtaining a second attribute value associated with a second attribute of
3 the starting record;
4 executing at least one search for third additional records in the data set
5 associated with the second attribute value; and

6 adding the third additional records to the result set.

1 6. The method of claim 1, further comprising marking the starting record
2 with an indication that the starting document has been processed.

1 7. The method of claim 6, wherein selecting one of the records comprises
2 determining the selected record does not have an indication that the record has been
3 processed.

1 8. The method of claim 1, wherein executing at least one search
2 comprises executing a search for an exact match of the value.

1 9. The method of claim 1, wherein executing at least one search
2 comprises executing a fuzzy logic search for the value.

1 10. The method of claim 1, further comprising before outputting the
2 records,

3 performing a verification on one or more of the records in the result set using
4 at least one criteria; and

5 removing the records from the result set that do not satisfy the criteria.

1 11. A computerized method for retrieving documents for a title
2 examination using a data set having a first subset of records associated with documents
3 recorded with a government entity, the method comprising:

4 obtaining a starting record from the first subset, the starting record associated
5 with a set of attribute values including one or more of one or more names, one or more
6 location values, one or more referenced documents, a parcel identification, and an address;

7 executing a first search for additional records in the first subset associates with
8 at least one of the attribute values;

9 adding the additional records to a result set;

10 selecting one of the records in the result set, the selected record associated
11 with a second set of attribute values;

12 using a second attribute value from the second set to execute a second search
13 for second additional records in the first subset associated with the second attribute value;

14 adding the second additional records to the result set; and

15 outputting the records in the result set.

1 12. The method of claim 11, wherein executing the first search comprises:
2 obtaining a parcel identification value associated with the starting record; and
3 executing a search for additional records in the first subset associated with the
4 parcel identification.

1 13. The method of claim 11, further comprising:
2 obtaining a referenced record from the first subset associated with a recorded
3 document referenced by the starting record;
4 adding the referenced record to the result set.

1 14. The method of claim 11, further comprising:
2 executing a third search for third additional records in the first subset
3 referencing the starting record;
4 adding the third additional records to the result set.

1 15. The method of claim 11, wherein executing a first search comprises:
2 obtaining a name associated with the starting record;
3 executing a search for additional records in the first subset set associated with
4 the name.

1 16. The method of claim 15, wherein obtaining a name comprises
2 obtaining a name from a record in a second subset of data associated with the starting record.

1 17. The method of claim 16, wherein executing the search comprises
2 executing a fuzzy logic search for records in the second subset approximately matching the
3 name.

1 18. The method of claim 15, further comprising before executing the
2 search, determining that the name does not at least approximately match a name contained in
3 an excluded name list.

1 19. The method of claim 11, wherein executing a first search comprises
2 executing a fuzzy logic search.

1 20. The method of claim 11, wherein executing a first search comprises:

2 obtaining one or more location values associated with the starting record;
3 executing a search for additional records in the first subset associated with at
4 least one of the location values.

1 21. The method of claim 20, wherein the location values comprise a
2 subdivision value, a lot value, a block value, and a tract value.

1 22. The method of claim 21, wherein executing the first search comprises
2 executing a search for additional records in the first subset associated with the subdivision
3 value, the lot value, the block value, and the tract value.

1 23. The method of claim 21, wherein executing the first search comprises
2 executing a search for additional records in the first subset associated with the subdivision
3 value and one of the block value and the track value.

1 24. The method of claim 20, wherein the location values comprise a
2 subdivision value and wherein executing the first search comprises executing a search for
3 additional records in the first subset associated with the subdivision value.

1 25. The method of claim 24, wherein executing the search for additional
2 records comprises executing a fuzzy logic search for the subdivision value.

1 26. The method of claim 20, wherein the location value comprises a
2 section value, a township value, and a range value and wherein executing the first search
3 comprises executing a search for additional records in the first subset associated with the
4 section value, the township value, and the range value.

1 27. The method of claim 11, further comprising, before outputting the
2 records:
3 performing a verification on one or more of the records in the result set using
4 at least one criteria; and
5 removing the records from the result set that do not satisfy the criteria.

1 28. The method of claim 27, wherein performing the verification for one of
2 the records comprises:
3 comparing an address associated with the record to an input address; and

4 removing the record from the result set if the address differs from the input
5 address.

1 29. The method of claim 27, wherein performing the verification for one of
2 the records comprises:

3 comparing a parcel identification associated with the record to an input parcel
4 identification; and

5 removing the record from the result set if the parcel identification differs from
6 the input parcel identification.

1 30. The method of claim 27, wherein performing the verification for one of
2 the records comprises:

3 obtaining a reference record associated with a document referenced by the
4 record;

5 comparing one or more values associated with the reference record to one or
6 more input values; and

7 removing the record from the result set if the values associated with the
8 reference record differ from the input values.

1 31. A computerized method for retrieving documents for a title
2 examination using a data set having a first subset of records associated with documents
3 recorded with a government entity, the method comprising:

4 obtaining a starting record from the first subset, the starting record associated
5 with a name and one or more location values indicating a location of a property;

6 executing a first search for additional records in the first subset associated with
7 at least one of the location values;

8 adding the additional records to a result set;

9 executing a second search for second additional records in the first subset
10 associated with the name;

11 adding the second additional records to the result set; and

12 outputting the records in the result set.

1 32. The method of claim 31, further comprising:

2 obtaining a second name associated with the starting record;

3 executing a third search for third additional records in the data set associated
4 with the second name.

1 33. The method of claim 32, further comprising before executing the third
2 search, determining that the second name is not contained in an excluded name list.

1 34. The method of claim 20, wherein executing the first search comprises
2 executing a search for additional records in the first subset associated with the subdivision
3 value, the lot value, the block value, and the tract value.

1 35. The method of claim 20, wherein executing the first search comprises
2 executing a search for additional records in the first subset associated with the subdivision
3 value and one of the block value and the track value.

1 36. The method of claim 11, wherein the location values comprise a
2 subdivision value and wherein executing the first search comprises executing a search for
3 additional records in the first subset associated with the subdivision value.

1 37. The method of claim 24, wherein executing a search comprises
2 executing a fuzzy logic search.

1 38. The method of claim 11, further comprising:
2 selecting one of the records in the result set, the selected record associated
3 with a set of attribute values including one or more of one or more names, one or more
4 location values, one or more referenced documents, a parcel identification, and an address;
5 using at least one of the attribute values to execute a third search for third
6 additional records associated with the attribute value;
7 adding the third additional records to the result set.

1 39. The method of claim 11, further comprising, before outputting the
2 records:
3 performing a verification on one or more of the records in the result set using
4 at least one criteria; and
5 removing the records from the result set that do not satisfy the criteria.

1 40. A system comprising:

2 a data set having a first subset of records associated with documents recorded
3 with a government entity:

4 logic, communicatively coupled to the data set, the logic to:

5 obtain a starting record from the first subset, the starting record
6 associated with a set of attribute values including one or more of one or more names, one or
7 more location values, one or more referenced documents, a parcel identification, and an
8 address;

9 execute a first search for additional records in the first subset
10 associated with at least one of the attribute values;

11 add the additional records to a result set;

12 select one of the records in the result set, the selected record associated
13 with a second set of attribute values;

14 use a second attribute value from the second set to execute a second
15 search for second additional records in the first subset associated with the second attribute
16 value; and

17 add the second additional records to the result set.

1 41. The system of claim 40, further comprising:
2 a user interface, communicatively coupled to the logic, to obtain the starting
3 record from a user.

1 42. The system of claim 41, wherein the user interface is further to obtain
2 one or more input values from the user.

1 43. The system of claim 42, wherein the logic is further to use the one or
2 more input values to perform a verification on at least one record in the result set.

1 44. The system of claim 41, wherein the user interface is further to display
2 the result set to the user.

1 45. The system of claim 44, wherein the logic is further to perform a
2 verification on one or more records in the result set using at least one criteria and remove the
3 records from the result set that do not satisfy the criteria.

1 46. A system comprising:

2 a data set having a first subset of records associated with documents recorded
3 with a government entity:
4 logic, communicatively coupled to the data set, the logic to:
5 obtain a starting record from the first subset, the starting record
6 associated with one or more location values indicating a location of a property and a name;
7 execute a first search for additional records in the first subset
8 associated with at least one of the location values;
9 add the additional records to a result set;
10 execute a second search for second additional records in the first subset
11 associated with the name; and
12 add the second additional records to the result set.

1 47. The system of claim 46, wherein the logic is further to:
2 select one of the records in the result set;
3 use an attribute value associated with the selected record to execute a third
4 search for third additional records associated with the attribute value; and
5 add the third additional records to the result set.